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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H2)

DRAFT VARIATION TO CHANGE OF LAND USE FROM RESIDENTIAL TO COMMERCIAL USE TO AN EXTENT OF 4448.75 SQ.MTS IN SY.NO.413/2 AND 431/1C1 OF TIRUPATI TOWN APPLIED BY SRI D.SUBRAMANYAM NAIDU

[Memo No.4076/H2/2014, Municipal Administration & Urban Development (H2) Department, 05th July, 2017]

NOTIFICATION

The following Draft Variation to the land use envisaged in the Master Plan of Tirupati Urban Development Authority Region and its vicinity which was sanctioned in G.O.Ms.No.149, Municipal Administration & Urban Development (H2) Department, Dated:21.03.2005 is proposed in exercise of the powers conferred by Sub-section (15) of Andhra Pradesh Metropolitan Region and Urban Development Authority Act,2016.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen (15) days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect to these before the expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Tirupati Urban Development Authority / Municipal Administration and Urban Development Department, Andhra Pradesh Secretariat, Velagapudi, Amaravati.

DRAFT VARIATION

The site is falling in Sy.No.413/2 and 431/1C1 of Tirupati Town measuring a total extent of 4448.75 Sq.Mts. The boundaries of which are given in the schedule below, which was earmarked for Residential use in Tirupati Urban Development Authority Region and its vicinity Plan, sanctioned in G.O.Ms.No.149, Municipal Administration & Urban Development (H2) Department, Dated:21.03.2005 is now proposed to be designated as Commercial Use, which is shown in modification of Master Plan No.03/2017 of Tirupati Urban Development Authority and which is available in the office of the Tirupati Urban Development Authority, Tirupati, subject to the following conditions; namely:-

1. the applicant shall pay the development / conversion charges to the Tirupati Urban Development Authority.
2. the applicant shall submit the proposals in the site under reference to the TUDA for approval before taking any developmental activity in the site.
3. the applicant shall obtain permission for any development in the site under reference from the Municipal Corporation of Tirupati before taking up any development in the site.
4. the title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Tirupati Urban Development Authority/ Tirupati Municipal Corporation before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
5. the owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. the change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
7. the above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling, Act, 1976 and A.P. Agriculture Ceiling Act.
8. Any other conditions as may be imposed by Vice Chairman, Tirupati Urban Development Authority, Tirupati.

SCHEDULE OF BOUNDARIES

North : Existing 60'wide TUDA office road which to be widened to 80'as per the road development plan

East : Balance land of Keerthi Housing Pvt. Ltd.

South : Existing houses

West : Sri Gayatri Towers

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT